

Quail Ridge Country Club, LLC

3/22 ①

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TO: Roland Bartl, AICP, Town Planner
Tom Tidman, Natural Resources Director
Bruce Stamski, QR Environmental Monitor
Tori Fletcher, Epsilon
Mike Toohill, Town Consultant
George Dimakarakos, Stamski & McNary
Dennis Ring, NWD
Jenn Shea, NWD
CC: Russ Traywick, NWD
Andrew McGee, Epsilon
Don Johnson, Town Manager
FROM: Ron Peabody
DATE: March 19, 2004

cc: BAS

Thanks to all of you who took the time to attend the meeting last week. It was extremely helpful in providing a clear and comprehensive understanding of the issues and what needs to be done in order to be comfortable with the work completed to date as well as moving forward.

As we discussed we intend to commence construction as well and sales and marketing on April 1st. It will be extremely important to the success of the project that we continue without interruption and create as much positive momentum as possible. It is and remains our goal to complete a first class 18-hole golf course and country club in Acton.

The items that we agreed needed to be completed are as follows:

- Water Withdrawal

Epsilon (Andy McGee) will provide all data necessary to Mike Toohill indicating that we have completed pump tests on the irrigation wells to be used showing that there is no negative effect on any "community water supplies" within one half mile of the subject site. Mike has requested that this pumping data also indicate that pumping continues until "stabilization" occurred.

I am requesting that Epsilon provide this data; as well as any other data we have that Mike may want to review, as soon as possible and if it is not available to provide me with a quote and schedule for getting it.

Secondly and not part of our discussion, would Epsilon please provide me with a quote for the monitoring as outlined in the A.C.O. (see attached).

- Water Balance

Bruce Stamski & Tom Tidman have been approached by Con. Com. members regarding changes in pond locations and grading at the golf course, as it relates to the water balance

calculation submitted. George D. had suggested waiting until completion of construction to re-calculate, and make any corrections required. Bruce & Tom stated that the Con. Com. is not comfortable with waiting until the end of the project. Bruce suggested that George make a cursory evaluation of the changes to date, and provide a minor technical review to indicate whether the project is on track for meeting the water balance requirements. George D. will provide calculations as needed.

- Supporting Documentation

Roland Bartl stated that he only made a cursory review of the supporting document package that we prepared in response to the Planning Board Decision. Some of the data we provided was not the most recent available, as requested in the decision. Roland sent initial reviews to me via e-mail, which I forwarded to George D. Ron stated to Roland that we will go back over the package, and update it as needed to address the terms of the decision. Following the meeting, Ron, Jenn & I discussed making George D. the lead on getting the package up to date, with our assistance, since he had already met with Roland on a number of the issues. **Note – This needs to be done ASAP in order to obtain building permits for the Family Center & Maintenance Building.**

- Cons Com Condition 94 & 95

It was agreed that BE 2 well is not be used at this time but will remain as a monitoring source.

All testing information on the new wells in the vicinity of hole # 17 will be sent to Conservation.

A separate response to the items listed in a letter to Tom Tidman from Bruce Stamski dated 2-20-04 will be sent (see attached).

I hope that the items outlined above will help give everyone a greater comfort level that we are doing what is necessary to comply with the decision and that the project is being built in a manner to insure that we do not harm the surrounding environment. I can assure you that we have no intention of doing anything otherwise.

Again, thank you all for your cooperation and continued support of Quail Ridge Country Club.

Yours truly,

Ronald B. Peabody
Managing Member